



OFFERS IN EXCESS OF

**£1,000,000**

**Aperfield Road**

Biggin Hill, TN16 3LU

## PROPERTY SUMMARY

A simply fabulous, generously proportioned and functional property in a fantastic location! This wonderful five bedroom, three bathroom detached family home is in a sought after tree lined road and has so much to offer. The spacious accommodation is in excess of 3100 square feet and briefly comprises a generous hallway, three reception rooms, an excellent kitchen/diner, conservatory, utility room and downstairs shower room/wc. To the first floor are five generous bedrooms, the master benefitting from an en-suite and a four piece bathroom suite serving the family bathroom. The rear garden is in excess of 100' and is well stocked with mature trees and shrubs and a great patio area, there is also a double garage, with roller doors and a large front garden with a carriage driveway.

Aperfield Road is within walking distance of local amenities and schools, leisure facilities that include swimming pool, library and a golf course, the high street which has a number of restaurants and shops that including Waitrose. There are excellent bus services to Westerham, Orpington and Bromley with shopping and leisure facilities plus fast trains into London. Junctions 4 and 5 to the M25 motorway are also within 7.5 miles.

5



3



3









## LOCAL AUTHORITY

## TENURE

Freehold

## EPC RATING:

D

## COUNCIL TAX BAND

G

## VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 67                      | 78        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

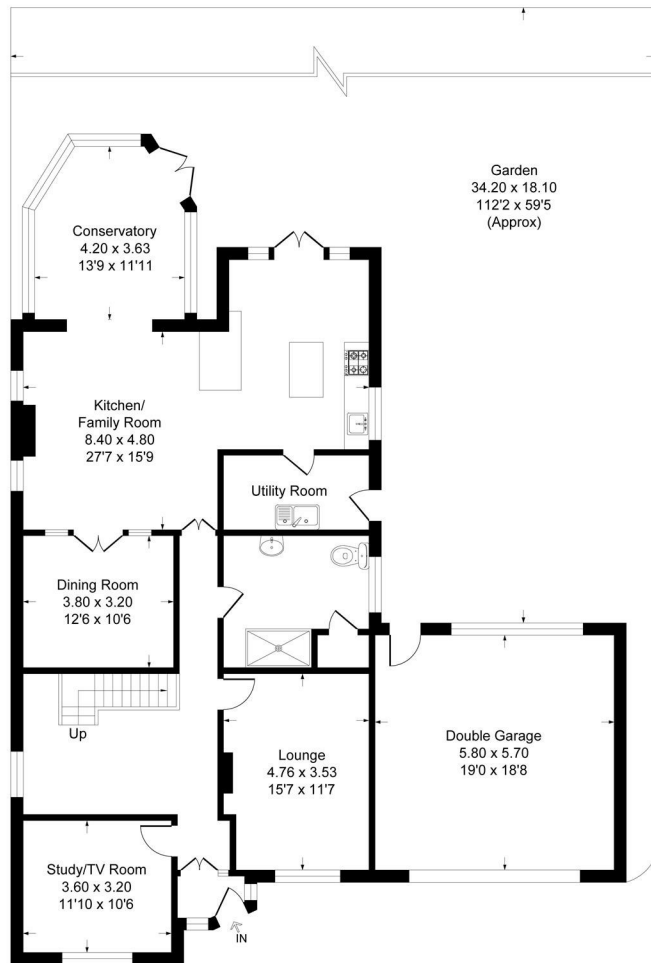
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

# Aperfield Road TN16

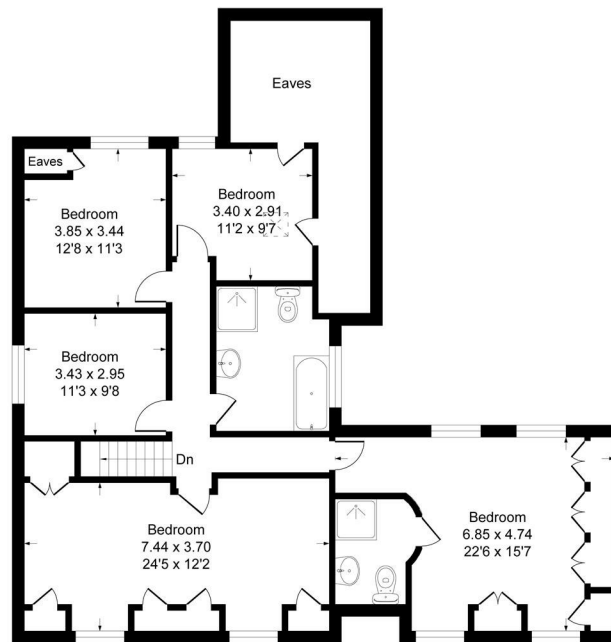
Approximate Gross Internal Area 254.9 sq m / 2745 sq ft

Garage = 33.0 sq m / 356 sq ft

Total = 287.9 sq m / 3101 sq ft



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix



Sinclair Hammelton

## OFFICE ADDRESS

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## OFFICE DETAILS

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